



Good Neighbors

San Diego Housing Commission

REPORT

DATE ISSUED: September 18, 2006 REPORT NO: HCR 06-75
ATTENTION: Chair and Members of the Housing Commission ITEM: 100
For the Agenda of October 6, 2006
SUBJECT: San Diego Safe Harbor Transitional Housing Grant (Council District 8)

REQUESTED ACTION:

Approve the award of a \$25,000 Transitional Housing Grant to San Diego Safe Harbor for a one-year period.

STAFF RECOMMENDATION:

1. That the Housing Commission approve funding a \$25,000 Transitional Housing Grant to San Diego Safe Harbor for their six-bed Safe House Program located at 2504 "A" Street including a one-year renewal option in the amount of \$25,000, contingent upon future funding availability and program compliance by San Diego Safe Harbor.
2. Authorize the Chief Executive Officer to execute contracts in a form acceptable to General Counsel.

BACKGROUND:

A Request for Proposals from Nonprofit Corporations Seeking to Provide Transitional Housing for the Homeless was issued on January 3, 2006. Fourteen proposals were received before the deadline, requesting a total of \$1,129,408.

On July 7, 2006, the Housing Commission approved funding thirteen proposals in the amount of \$990,514. An application from San Diego Safe Harbor requesting \$27,600 was not recommended for funding at that time because their application received a score of 62.5 points and the Request for Proposals required a minimum score of 70 points to receive funding.

San Diego Safe Harbor has submitted an updated application via the Targets of Opportunity Program. The Targets of Opportunity program was developed to allow the Board the flexibility to take advantage of opportunities for affordable housing that cannot be funded through other Housing Trust Fund programs. The program is targeted to very low- and low-income households that will reside in housing made available through this program. In FY06, the Housing Trust Fund collected more revenue than anticipated, carrying over into FY07. Funding this Targets of Opportunity application will not detract from the Affordable Housing Fund FY07 Annual Plan. Staff recommends funding the program based upon last year's funding level of \$25,000 per year for a period of two years.

For purposes of disclosure, it should be noted that Ms. Jennifer Adams-Brooks, a Housing Commission Board Member, is also a Board Member at San Diego Safe Harbor. Ms. Adams-Brooks does not have any decision-making authority for San Diego Safe Harbor nor did she participate on the RFP Review Committee. Ms. Adams-Brooks does not receive compensation for her services with this IRC 501(c)3 corporation. Under the provisions of Government Code Sections 1091.5, Ms. Adams-Brooks has non interest in the matters. Ms. Adams-Brooks is not precluded from participating in connection with this matter because of the lack of financial interest and the non-interest under the provisions of Government Code Section 1091.

FISCAL CONSIDERATIONS:

Approval of the recommendation will result in the expenditure of \$50,000 in FY07 Housing Trust Fund transitional housing program funds.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

None.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

An RFP was issued on January 3rd, 2006. Two pre-submittal conferences were held to answer questions from the public.

ENVIRONMENTAL REVIEW:

These activities are either “not a project” or are categorically exempt under the applicable provisions of CEQA.

KEY STAKEHOLDERS & PROJECTED IMPACTS:

Key stakeholders include the San Diego Housing Commission, San Diego Safe Harbor, as well as the clients of San Diego Safe Harbor.

Respectfully submitted,

Approved by,

Cissy Fisher
Director, Housing Finance & Development

Elizabeth C. Morris
President & Chief Executive Officer

Attachments: San Diego Safe Harbor Program Summary

Distribution of these attachments may be limited. Copies available for review during business hours at the Housing Commission offices at 1625 Newton Avenue.

ATTACHMENT 1

Sponsor: San Diego Safe Harbor, Inc.

Project: Safe House

Funding Request: \$25,000 for one year

Purpose: Homeless men

No. of beds: 6

Total cost: Annual cost is \$106,565 (\$17,760 per bed)

Leverage: \$81,565 from churches, fundraising events, grants, donations and client rent/fees

Prior HTF Funds: HTF has provided approximately \$378,930 since 1992

Agency Sponsor

San Diego Safe Harbor, Inc. is a nonprofit corporation formed in 1987 by beach area community members in response to homelessness in the Pacific Beach area. Safe House opened in La Jolla in 1991; in 1999, a second residence in Golden Hill was added. San Diego Safe Harbor currently operates only the Golden Hill Safe House. Transitional housing is the sole mission of San Diego Safe Harbor.

Client Group and Resident Selection

Safe House serves six single men at a time at one facility. Clients are referred from a number of agencies that provide emergency shelter services. San Diego Safe Harbor also encourages referrals from current or former Safe House participants.

Program participants must be homeless, capable of living in a group setting, willing to accept case management, job ready or willing to participate in an educational or vocational program, have ninety days of continuous sobriety before entering the program, and be willing to participate in a relapse prevention program.

Program Design, Location & Operations

Safe House leases a 3-bedroom single family home located at 2504 A Street. The house is close to public transportation and services.

Participants must find stable employment and contribute 30 percent of their income toward program costs. Participants live independently without direct 24-hour supervision. The Safe House program consists of a safe, sober, supportive living environment and case management to move to independent living. The average stay is 4.7 months and the maximum stay is 24.5 months.

Staffing

A paid half-time Program Manager performs intake, evaluations, case management, counseling, and oversees the day-to-day operations of the program. The Officers, Board of Directors and volunteers provide administration, accounting, legal, fund raising, and program policy.

Leverage

Recommended HTF funding of \$25,000 represents 23 percent of the program's cost for FY07.

San Diego Safe Harbor will provide a total of \$81,565 consisting of funding from Pacific Beach Presbyterian Church, La Jolla Presbyterian Church, grants, donations, and client fees.

Innovation and Community Involvement

The Safe House Program is dedicated to the creation of stability in the community as an outgrowth of stability in individual lives. It demonstrates both the value and viability of cooperative living in the context of transitional housing for formerly homeless persons, and promotes support among persons sharing similar problems and goals. The Safe House Program was created in response to a community need and as a result of community involvement.

Linkages have been established with an array of community service organizations, including Logan Heights Family Health Center, Ocean Beach Community Services, Community Christian Services Agency; recovery organizations such as Alcoholics Anonymous; and public offices such as the Employment Development Department, and the Social Security Administration.

Outcome Measures

During the current program year of the 23 men that participated in the program, 15 graduated (14 were employed and had housing), 6 remain in the program, and 2 did not complete the program.

Since program inception, 222 clients (91 percent) have increased their earnings and 108 clients (52 percent) retained permanent housing one year after leaving the program.